

December 15, 2016

Mr. Mathy Stanislaus
Environmental Protection Agency
Office of Land and Emergency Management
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear Mr. Stanislaus:

It is my pleasure to submit this application for a Community-Wide Brownfields Assessment Grant for the City of Springfield, Missouri. The City of Springfield, a general purpose unit of local government, is asking EPA to provide \$300,000 to carry out environmental assessments on properties potentially contaminated with petroleum or hazardous substances to facilitate cleanups and sustainable redevelopment in support of community adopted plans, putting properties back into productive economic use, creating jobs, and supplying affordable housing.

The Springfield Brownfields Program is working in cooperation with local, state, federal and private partners to create the second phase of Jordan Valley Park, with green space, trails, activities, and economic development, spanning 300 acres in center city. The 2012 Petroleum and Hazardous Assessment EPA Grant has provided invaluable assessments turning properties around in support of these initiatives. Funds from this grant have been well utilized and workplan benchmarks have been exceeded, while demand for assessments remains at an all-time high.

The City is currently working with federal partners to facilitate strategic Brownfields redevelopments in support of community plans. Examples include the Corps of Engineers providing a Feasibility Study, completed in 2013, to reduce flooding and improve water quality in the target area. This includes a project to "daylight" the Jordan Creek and bring it out of its underground concrete box culvert into a more natural, open-stream channel running through downtown with trails and open spaces for public use, riparian corridor restoration, and flood control. Also, the Federal Rail Administration has partnered to begin removing underutilized tracks from this area to provide redevelopment opportunities and quiet zones. The Department of Housing and Urban Development provides capital for financing of brownfields redevelopment projects post assessment through our local loan and grant programs. The City has initiated various community plans in the economically distressed northwest quadrant of Springfield (target area) where staggering concentrations of poor families are in need of resources to stimulate job creation, quality affordable housing, open space and services. The City is committed to focusing our Brownfields resources and local financing and partnerships at all levels to make a concentrated collaborative impact in these neighborhoods and environments of greatest need.

This grant will build on these partnerships and resources by providing a means to identify and remove environmental threats, and be a catalyst for innovative projects to improve the quality of life and environment for the people of Springfield. The information requested is below and the full application attached:

Office of the City Manager
Busch Municipal Building • 840 Boonville Avenue
Springfield, Missouri 65802 • 417-864-1006 • springfieldmo.gov



Applicant Identification:
Greg Burris, City Manager
City of Springfield
PO Box 8368
Springfield, MO 65801

DUNS Number: 00-685-2255

Funding Request:

- a. Assessment
- b. \$300,000
- c. \$150,000 Hazardous and \$150,000 Petroleum
- d. Community-wide

Location: This grant will serve the City of Springfield, located within Greene County, Missouri

Property Name and Address: This grant is not site-specific

Contacts: Project Director:

Olivia Hough, Brownfields Coordinator
Planning and Development Department
City of Springfield
PO Box 8368
Springfield, MO 65801
Phone: (417)-864-1092 Fax: (417)864-1030
E-mail address: ohough@springfieldmo.gov

Highest Ranking Elected Official:

Mayor Bob Stephens
Phone (417) 864-1651 Fax (417) 864-1649
Email: rstephens@springfieldmo.gov
Address: *Same as Project Director listed above*

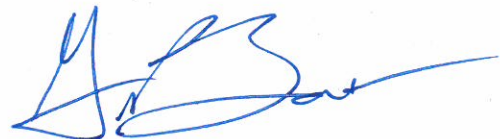
Date Submitted: December 20, 2016

Project Period: Three Years

Population: 166,810 Source: USDC, Bureau of the Census, 2015

Thank you very much for the opportunity to compete for these funds. I look forward to continuing our successful partnership in Brownfields redevelopment.

Sincerely,



Greg Burris, City Manager

NARRATIVE PROPOSAL

Community Need i. Community and Target Area Description: This grant will focus efforts within central and northwest Springfield where community need is highest, and concentrations of Brownfields exist. The target area includes downtown and eleven of the oldest, most distressed neighborhoods in the city. Particular focus will be given to downtown and the West Central Neighborhood (located immediately west of downtown), shown to have the most negative data indicators. In 1870, with the arrival of the railroad, Springfield's industry boomed and diversified. Officially recognized as the birthplace of Route 66, it was in Springfield in 1926 that officials first proposed the name of the new Chicago-to-Los Angeles highway. Traces of the "Mother Road" are still visible in downtown, along Kearney Street, Glenstone Avenue, College Street and St. Louis Street with historic gas stations and auto repair shops (petroleum sites) peppered along the route. Over the past decade, Springfield's downtown has undergone major revitalization as a result of public and private investments and initiatives like the Brownfields Program. At the heart of this revitalization is Jordan Creek. Springfield was founded along the banks of Jordan Creek. The creek has continued to play a prominent role in the city's history, although that history has not always been positive. The creek's banks became the site of industrial development, rail yards, and commercial activity. After repeated flooding devastated properties along its banks, the community attempted to tame it by putting it in a large underground tunnel through downtown. This history is still evident today as it remains in this underground concrete channel. Railyards and industrial operations, now Brownfields, line the perimeter of the creek. Over the years expansion in railroad activities continued to the northwest with mills, factories, scrap yards, and even landfills operating in nearby areas which are now the focus for economic revitalization. **Assessments will be focused along Jordan Creek, Historic Route 66, Jordan Valley Park and historic northwest neighborhoods in support of plans for community revitalization** (discussed in sections below).

ii. Demographic Information: The following table compares the target area to the city as a whole, the state and the nation. The target area (census tracts 1, 5.01, 5.02, 6, 7, 17, 18, 19, 31, 32, & 33) has a disproportionately higher concentration of sensitive populations. Minority population, though lower for Springfield, is concentrated in our target area and the City will partner with a local minority-based affordable housing group, Sherman Avenue Project Area Committee, to provide assistance in neighborhoods, promoting environmental justice if this grant is successful.

<i>Data: 2010 U.S. Census, and 2015 Bureau of Labor and Statistics, and American Community Survey</i>	Target Area	Springfield	Missouri	National
Population:	39,830	157,630	5,988,927	314,107,084
Unemployment:	10.0%	4.3%	5.7%	5.0%
Poverty Rate:	42.0%	25.7%	15.6%	15.6%
Percent Minority:	15.3%	11%	16.1%	37.2%
Median Household Income	\$16,865	\$32,473	\$48,173	\$53,482
Percent Single Female Householder <i>with children under 18 years of age</i>	71.2%	50.8%	11.1%	10.9%

iii. Brownfields and Their Impacts: The impact of vacant, underutilized sites due to potential environmental problems is substantial. **Within the target area there are ~500 properties that**

need assessment. Under previous grants just over 250 of these properties have been assessed to date. ~50% of properties assessed called for a Phase II. Of these Phase II's, 70% indicated a need for additional assessment and/or cleanup. Based on assessments previously conducted we estimate ~120 existing properties need Phase II assessment, and ~100 are in critical need of cleanup. This grant will ensure strategically located Brownfields are assessed, and progress with needed cleanup. Decades of changing economics and development patterns in Springfield have lead to disinvestment in the areas described, now home to the city's poorest residents, living in close proximity to Brownfields as a result of inadequate zoning controls that placed residential adjacent to industry. Rail yards extend throughout the area, some abandoned others still in use. EPA Brownfields cleanups for priority sites have made great progress, but many more contaminated properties need assessment. Examples include a six acre metal recycling facility, on historic Route 66 adjacent to the West Central neighborhood which will be a priority for assessment under this grant. 400 linear feet of Jordan Creek traverse the property, targeted for city acquisition to expand Jordan Valley Park, add green space for residents to enjoy and improve aquatic and riparian habitats to support groundwater protection. Many more sites like this one need assessments to rehabilitate the target area environment and improve conditions.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: Negative data indicators such as crime, illness and poverty were found to be more concentrated near Brownfields in Springfield's target area, while positive indicators such as grocery stores and play space access were lacking. For maps and links to showing data visit:

<http://www.springfieldmo.gov/2794/Zone-Blitz> The target area population will receive the majority (~90%) of assessments. As the data shows, **median household income is considerably lower (34% of national)** and **poverty rate is nearly three times the national average**, while single female parents make up the vast majority of households and unemployment is double the rate for the city and the nation. In addition, **80% -100% of elementary students in the target area participate in the income-based Free or Reduced Lunch Program** compared to the remainder of the city where less than 50% participate, indicating critical financial need affecting youth in the area. (Source: Missouri Department of Elementary and Secondary Education)

ii. Cumulative Environmental Issues: The City's Integrated Plan for the Environment, a holistic "Citizen Focused Approach" to achieve environmental goals, has inventoried pollution sources for air, soil, water and land into an interactive decision analysis toolset to prioritize *the most effective solutions to address the most pressing problems that matter most to our community*.

This Plan has been completed in partnership with HDR Consultants, the Missouri Department of Natural Resources, local environmental groups and **received written approval from EPA**

Region 7. Water quality has been identified through this process as a high priority for protection from pollutants in our area. Water is why people settled here and is how Springfield got its name. Springfield's karst topography (dissolution of layers of soluble limestone bedrock) makes groundwater contamination from surface Brownfield sites a very real threat. Our geology displays a prevalence of sinkholes, caves and losing streams. Over 2,500 sinkholes and over 100 springs and caves have been identified in Greene County. Springfield and Greene County rely heavily on groundwater for water supply making the impact of Brownfields on groundwater one of the most immediate threats for residents. In addition to traditional Brownfields, the target area contains Former Manufactured Gas Plants, historic landfills, a 64-acre rail tie facility contaminated with creosote, and thousands of pre-1940 structures with lead paint and asbestos.

iii Cumulative Public Health Impacts: Populations that could be affected by potential contamination from Brownfields involves a high concentration of elderly and children. **People**

age 65 and over make up 15% of the population while children (those under 18) comprise 23.2%(US Census). Elderly and children are sensitive populations vulnerable to environmental threats, including the prevalence of lead paint in older buildings and surface soil contaminants such as metals for industry, or petroleum from former gas stations surrounding neighborhoods. Children are at greater risk since the **target area includes City designated bike routes** near Brownfields sites and **several elementary schools**. Assessments and cleanups are critical to protecting sensitive groups by reducing contact with impacted sites. Another public health issue locally, obesity, was one of two key population health indicators identified by the Springfield Greene County Strategic Partnership. **In the target area, 41.1% of school children are “at risk” due to being either obese or overweight compared to 28.8% of children in Missouri and 27.8% of children nation-wide (Greene County Health Department)** 29.2% of Greene County residents are obese (same source). Transportation in Springfield is dominated by personal vehicles, contributing to lack of physical activity. Leisure Time Inactivity Rates increased for Greene County residents from 23.6% in 2004 to 26.6% in 2010 according to the CDCP 2010. There is a need for more greenway trails linking activity centers, housing, parks, and routes to schools. Improved trails and access to transportation can be achieved by repurposing Brownfields to facilitate trails and density encouraging public transit usage. There is also a need for more recreation opportunities and alternative transportation options in everyday life. The densely developed center-city location of the target area, limits availability of developable sites for these amenities. Reuse of Brownfield properties is an immediate need in order to promote sustainable development and social and economic health of the Northwest neighborhoods, increase the tax base, and curb the growing greenfield development trend on the urban fringe by making the heart of the city more environmentally clean, attractive, and livable. The entire community has specific populations that will benefit from assessment activities in the target area that facilitate Brownfields reuse. For example, Springfield is a hub for homeless service providers and attracts hundreds of clients each year from all over the nation. According to the 2015 Sheltered and Unsheltered Homeless Survey Report, produced by the Springfield Continuum of Care, **there are ~500 homeless persons in the immediate area**. Point-In-Time Count data for the years 2007 to 2015 indicate that Springfield population of chronically homeless has grown by over 70 percent. At the 2015 count, the **unsheltered portion of this subpopulation was four times the size of the count of persons sheltered**. **Unsheltered homeless are the most likely to come in contact with contaminated sites**, therefore disproportionately impacted by environmental factors. This count also reports that the majority of homeless persons have been diagnosed with a physical, mental, or substance abuse disability. Homeless populations are at greater risk since homeless services are centrally located in and around the target area near known Brownfields sites. Particularly in colder months, Brownfields become attractive for homeless camps, several of which have been discovered during assessment site visits. There is a need to transition these homeless into shelter away from Brownfields, and remove Brownfields threats through assessments to facilitate cleanups and redevelopments.

c. Financial Need i. Economic Conditions: The City is unable to draw on other local funding to complete assessments. The **City government experienced a financial crisis following the 2008 national debt crisis**, due to an **underfunded Police Fire Pension** combined with a **drop in sales tax revenues** (which the City is dependent on for general revenue), and was forced to implement budget cuts to all departments and services, which included (among other things) cutting services, laying off employees, and a hiring freeze, only recently converted to a “frost” to fill key positions. A special sales tax to fund the pension was passed with a promise that no

additional taxes would be brought to voters until this was completely funded – which is still several years away. In addition, the City is facing the critical need for a new jail as the jail is at full capacity. The Stormwater and Parks sales taxes have sunset, and are an immediate need for the community; and public safety and transportation have been prioritized in the current budget, leaving no general revenue funding for Brownfields assessments.

ii. Economic Effects of Brownfields: The blighting influence of Brownfields within the target area directly affects economic conditions of the residential neighborhoods and commercial properties by decreasing values, reducing tax revenue, and stifling investor confidence. The most recent Neighborhood Health Indicators data, collected for the 2nd Quarter 2016 by the City's Neighborhoods Office, ranks the West Central Neighborhood as number 26 out of 26 neighborhoods based on factors such as foreclosures, calls for service, children on free and reduced lunch, crime data, and owner occupancy rates, **making this the most “distressed” neighborhood in the city**. Incidents of violent crime are higher here than anywhere else in the city based on August 2016 Police reports. The College Street Route 66 Corridor, on the northern border of West Central, has been blighted per State Statute by City Council based in large part on the presence of Brownfields sites like historic gas stations on nearly every corner, impeding redevelopment. Multiple districts in the target area have received this blight designation, with environmental conditions being a key influence in blighting. In addition, Brownfields sites are a drain on City services as they invite illegal activity such as dumping, graffiti, fires, trespassing and drug activity, further degrading the safety and moral wellbeing of target area neighborhoods. Often various city departments become involved in problems on or near Brownfields sites which may require City-initiated cleanups, boarding buildings, court hearings, and even condemnations, ultimately costing the taxpayers money and adding stigma to surrounding properties.

2. Project Description & Feasibility of Success

a. Project Description, Timing & Implementation
i. Project Description and Alignment with Revitalization Plans: The Brownfields assessment activities to be carried out with this grant would help to implement adopted community plans including the Integrated Plan for the Environment, previously discussed, the Springfield/Greene Comprehensive Plan that sets forth goals of preserving and improving the natural and built environment, protecting the health of its residents and visitors, and fostering its economy; and implementing building practices that protect Springfield's natural and built environment. Over the past year, the City and neighborhoods in northwest Springfield have embarked on a joint **“Zone 1 Blitz” strategy to address critical poverty and blighting conditions including “food deserts,” access to transportation, employment needs, education,** and many other concerns. Zone 1 includes northwest neighborhoods described in the community need section which the City and 40 community partners have prioritized for short-term focused efforts to make a concentrated impact to improve conditions. Assessments here will focus on brownfields sites primed to further the goals of this “Zone 1” initiative and clear the way for community gardens, school/park projects, developments that will create job opportunities and provide better access to food and transportation. The City is working to find a site for a new grocery store in Zone 1. Within the target area, the Jordan Valley Park Plan is a “civic park,” designed to be central gathering place that includes historic preservation, one-of-a-kind community facilities, greenspace and to be the “economic engine for center city.” The entire corridor was once the economic hub of the community with historic land uses that included agricultural mills, lumber and coal yards, metalworking and electroplating facilities, gas and electric companies, and painting and printing shops. Assessments will make way for continued plan implementation to restore the area to a new vitality and put vacant blighted properties back into economic use as

commercial spaces, live-work developments, office, and housing to increase density as well as help facilitate the Renew Jordan Creek project with a green buffer and trails along its banks. Due to overwhelming community support for greenspace, rather than build utilitarian retention/detention basins we have instead taken on the more challenging task to return the waterway to a naturally flow. Following environmental cleanups, the project would involve restoring the creek to a meandering, riparian corridor and drainage system. This would be achieved by opening “daylighting” the underground channel (which currently runs primarily in an underground box culvert) widening the channel to provide overflow capacity, planting native trees and walking/biking trails. Hundreds of new jobs will be created as part of the environmental assessments, cleanups, design and construction, purchase of materials, and permanent jobs as part of surrounding economic development. Springfield has suffered from extensive flooding issues exasperated in recent years from the increase in impervious surfaces and record rain falls. The **City/Corps of Engineers stormwater study indicates this target area is THE location to increase flood capacity.** These assessments would allow the project to take place. **It is estimated that over \$50M in damages could be avoided with this Renew Jordan Creek flood control plan. Economic benefits could be significant. The project could take over 100 acres and numerous commercial/industrial buildings out of the floodplain.** A portion of the flow would be routed through wetlands in the West Meadows in the West Central neighborhood. This amenity will enhance water quality, reduce flooding and restore habitat, recreational, and educational opportunities. Petroleum assessment on former gas stations along the blighted Historic Route 66 Corridor will be an initial incentive to spur private reinvestment in commercial property and combined with Tax Abatement, low-interest HUD Loans for redevelopment, and business incentive loans to incentivize development that create jobs along the blighted corridor. A layer-cake local financing approach will ensure successful Brownfields redevelopment projects in support of each of the plans listed above.

ii. Timing and Implementation: The City’s Purchasing Department is poised to begin consultant procurement immediately. A draft Request for Proposals and consultant evaluation criteria based on experience, qualifications and cost is in place from previous consultant selections. This process is expected to take up to three months for one-three consultants to be selected by committee and contracts executed. Site selection is already underway with several properties in the target area planned for City acquisitions in support of the Jordan Creek renewal project. These dozen properties would be the first to receive assessments, followed by private redevelopment sites in support of community plans. More than five assessments could be underway the second quarter of the grant with preliminary site access in place and a dozen more keyed up to begin in the first year. The Brownfields Coordinator will obtain signed access agreements from owners using existing forms and will be responsible for requesting and approving proposals and overseeing contractor work to complete all assessments in a timely manner and report progress to EPA. The site selection and approval process for Brownfields Assessments is outlined in the Economic Development Resource Guide and Policy Manual Adopted by City Council. Eligible Brownfields sites considered for assessments will be evaluated by the Brownfields committee and either approved or disapproved based on the following factors: **Site Location.** The site must be located within the city limits to be eligible for Brownfields funding. Evaluation of the site location will include how the location relates to the Planning goals for the City of Springfield and to City Council priorities. Has the site been targeted through an inventory or study as a priority? Sites strategically located in an area that furthers these goals, such as Center City, the Jordan Valley Planning Area, Route 66, the Renew

Jordan Creek Plan, City acquisition, and northwest Zone 1 neighborhoods will be given higher priority. **Environmental Need.** Is there a high probability that the site has contamination from hazardous substances and/or petroleum contaminants? **Redevelopment Potential.** What is the potential for redevelopment based on the property condition, surrounding area, location, market conditions, commitment of the developer. What are the plans for redevelopment and are plans consistent with the highest and best use of the property. **Community Benefit.** How will the community benefit from use of funds at this site? What impact will eliminating this Brownfield property have and what level of benefit will the redevelopment bring in the form of economic, health, and/or environmental improvement. **Cost Benefit.** What is the cost benefit of the project relative to the use of Brownfields funds? Consider the amount of grant funds remaining and other pending projects. Property targeted for City acquisition or City owned property will receive priority over private property.

a. Task Description and Budget Table

i. Task Descriptions below are for both petroleum and hazardous assessment budgets:

TASK 1: Assessments and Cleanup Planning to be performed for eligible sites to move properties toward cleanup and/or redevelopment. **93% of funds will be used for this task.** Activities: Performing Phase I and Phase II assessments, developing TSAP and Health & Safety Plans, ABCA's, Cleanup Plans, enrollment in the Missouri Brownfields Voluntary Cleanup Program. **OUTCOMES/OUTPUTS:** Brownfields sites assessed in a safe manner in accordance with ASTM Standards; environmental information obtained to remove uncertainty for acquisition and determine remediation to be addressed, and move properties toward redevelopment. Cleanup planning will be provided when contamination is found, with priority given to sites with imminent reuse consistent with community plans. Cleanup plans will ensure appropriate cleanups balanced with community needs. The City anticipates that 40 properties will be assessed and 10 properties will receive cleanup planning. 15 Phase I's at a cost of ~\$2,100 each for a total of \$31,500 and 12 Phase II's at a cost of ~\$8,000 each for a total of \$96,000 are projected for each funding category for a total of **30 Phase I's and 24 Phase II's under this grant.** The remaining \$12,500 under this task will be spent on cleanup planning.

Estimates are based on current needs, contractor rates, and recent past history of assessments and cleanup planning completed. Several Phase I's previously completed are in need of Phase II's.

TASK 2: Community Engagement of stakeholders and residents will encourage participation in the assessment and cleanup planning process. The brownfields website will make report information accessible by address, and interactive map and provide a direct method for soliciting comments on Cleanup Plans. Summary reports of each assessment will be posted on the webpage. Outreach will be carried out by the Brownfields Coordinator in cooperation with the Public Information Office. Regular engagement will take place through meetings and project tours with the Jordan Valley Advisory Committee, neighborhood groups, media outlets, school groups, and affected community groups in the Target Area. Presentations and fact sheets will be made available at public events by coordinating with various City departments and community partners. \$1,000 is budgeted under each funding category for this task for supplies such as printing materials and visual display boards. In-kind staff time will be devoted to this task through the Public Information Office and Brownfields Coordinator estimated above \$20,000 in value. All information will also be electronic for web and email distribution to minimize printing and mailing. A total of \$2,000 will be allocated towards this task.

OUTCOMES/OUTPUTS: Meaningful citizen participation conducted; increased public awareness of the EPA Brownfields Program benefits, local environmental issues, the assessment

and cleanup processes, and EPA's contribution to the community and environment in Springfield. The Jordan Valley Advisory Committee will receive reports at regular public meetings staffed by the Brownfields Coordinator. Approximately 18 public meetings will be held each year specific to this program including periodic updates at City Council and Planning and Zoning televised meetings. Information will be disseminated to community organizations to reach a broad citizen audience. Program/project fact sheets and success stories will be shared for each property as success is achieved following assistance under this grant.

TASK 3: Project Management will consist of direct programmatic requirements including reporting, cooperative agreement oversight, hiring and managing environmental consultants, site eligibilities, obtaining property access agreements, attending training and conferences, reviewing assessment reports and other management as required. \$5,000 is allocated for personnel costs for the Brownfields Coordinator under each category (haz and petro) for a total of \$10,000 in under this grant. An estimated \$100,000 of in-kind staff time will be contributed under this task. \$1,000 under each category for a total of \$2,000 is dedicated to travel expenses to participate in Brownfields training opportunities to include the National Conference. The remaining \$1,000 for supplies (for a total of \$2,000 under the grant for supplies) will be used for office supplies, mailings, and printing expenses necessary to carry out the cooperative agreement requirements.

OUTCOMES/OUTPUTS: Highly successful grant performance managed by well trained staff, ensuring quality assessments/cleanup planning carried out in accordance with regulations in a cost effective manner. ~40 properties will receive assistance. Activities will be a catalyst for cleanups. Staff will attend trainings and reporting will be completed accurately and on-time.

Budget Categories	Petroleum Project Tasks			
(programmatic costs only)	Assessments and Cleanup Planning	Community Engagement	Project Management	Totals
Personnel	\$0	\$0	5,000	\$5,000
Fringe Benefits	-	-	-	-
Travel	-	-	\$1,000	\$1,000
Equipment	-	-	-	-
Supplies	\$0	\$1,000	\$1,000	\$2,000
Contractual	\$140,000	-		\$140,000
Other (DNR Cost)	\$2,000	-	-	\$2,000
Total Federal Funds	\$142,000	\$1,000	\$7,000	\$150,000
Budget Categories	Hazardous Project Tasks			
(programmatic costs only)	Assessments and Cleanup Planning	Community Engagement	Project Management	Totals
Personnel	\$0	\$0	\$5,000	\$5,000
Fringe Benefits	-	-	-	-
Travel	-	-	\$1,000	\$1,000
Equipment	-	-	-	-
Supplies	\$0	\$1,000	\$1,000	\$2,000
Contractual	\$140,000	-		\$140,000
Other (DNR Cost)	\$2,000	-	-	\$2,000
Total Federal Funds	\$142,000	\$1,000	\$7,000	\$150,000

c. Ability to Leverage: Springfield has consistently been the leader in Region 7 for leveraging. In recognition of our expertise in this area, staff presented at the ASTSWMO Joint Brownfields & Superfund Symposium in Detroit MI in August 2016, also on several CDFA Webconference Brownfields educational series most recently December 14, 2016 and is scheduled to present at the Sustainability Conference in Saint Louis on February 3, 2017 providing case studies in successful leveraging to complete Brownfields cleanups and redevelopments at each of these programs. **Over \$460 million has been leveraged in public and private investments on Brownfields sites to date.** Redevelopment following assessments makes up the majority of leveraging. The Brownfields program also works in partnership with the City's HUD funded Commercial Loan program providing below market rate loans for property acquisitions and rehabilitations with job creation or slum and blight removal. Various other local, state and federal Tax Incentives create a layer-cake financing approach to ensure successful projects occur on these complicated sites. **\$50 Million is projected in private redevelopment leveraging** on sites assessed under this grant, based on planned projects and past experience. A letter from a local Brownfields developer is attached, committing \$10 Million in future Brownfields redevelopment. \$3 Million in local investment is currently planned for the Route 66/College Street redevelopment, mostly in public infrastructure to support private investment in Brownfields properties. The Brownfields Coordinator position is funded by local general revenue at a ~\$90,000 annual value including salary benefits (2% proposed for funding under grant) and will be dedicated to managing this grant. The Environmental Engineer, City Loan Officer, Planners, City Attorney, Public Information Office, GIS Department, and many other support staff are funded by local sources and will contribute time and talent valued well above \$200,000. The City also has an EPA RLF Fund which can be utilized to provide loans and subgrants for properties where cleanup needs are identified. Additional funding could be allocated toward the completion of the assessments and cleanup in the event that costs exceed available grant funds in the midst of a project and more work is needed. Options for this additional funding (contingent on City Council approval) include CDBG funds, which have previously been utilized for cost share on EPA funded cleanups. To finance site cleanup and redevelopment of Brownfields targeted for the Jordan Creek restoration and adjacent greenway trails and parks, **Stormwater Best Management Practice funds in place now** are one source to be used to plant vegetation and restore the land to natural conditions in certain areas. The Corps of Engineers and the City have partnered 50/50 on funding a **\$3 Million Stormwater Study** focused on sites running throughout the target area along the Jordan Creek. The Study proposed a project to expand and "daylight" Jordan Creek, to bring it out of its concrete box and provide flood management and ecosystem restoration in downtown. City funding has been provided through the Stormwater Bond Issue retired with property tax proceeds. A special taxing district and/or Capitol Improvement Program financing to implement the project (leveraging) is estimated at **\$100 million in total project cost**, making it the largest public works project in Springfield. The City of **Springfield was selected in 2011 as one of two cities nationally for a pilot to develop a model to expedite Corps Projects.** The project, would create a net increase in developable property and an improve property values and tax revenues. The City, in cooperation with Ozark Greenways, plans to develop community walking/biking trails which would be a component of a Jordan Creek Greenway spanning the entire target area and include sites planned for assessment. Funding for trail development will come from private fundraising through Ozark Greenways, capital improvement ¼ cent sales tax, 1/8 cent transportation tax,

federal or state transportation grant programs, Missouri's Recreational Trail Program, and local ¼ cent parks tax project funding. In addition to these sources (used in the past), we would investigate private leveraging via community investors, foundations, and targeted fundraising. The City has **a history of partnering with state, federal, and private entities to complete projects in center city.** More than 22 partners have been involved in direct funding of projects in support of the Jordan Valley Park and center city redevelopment.

3. Community Engagement and Partnerships i. Community Involvement Plan “***Working With the Community***” is the mission statement for the City of Springfield, the cornerstone of planning efforts, including Brownfields, and will continue to be under this grant. In the event that this proposal is successful, engagement will involve a variety of two way communication opportunities. The City's award winning Public Information Office (PIO) works around the clock to make every effort for meaningful engagement. PIO maintains an interactive online Brownfields Map that has been used as a template by the Missouri Department of Natural Resources for their own webmap. PIO uses social media very successfully to inform and seek input. We utilize the Brownfields website, City Clerks Office for posting meetings, and neighborhood meetings and presentations by the Coordinator. Extensive community engagement has already taken place for reuse planning in the target area. The most recent public meeting to solicit input on brownfields related projects was held on October 27, 2016 and included a presentation and Q&A on a cleanup plan for a site in the target area. Regular public meetings are held to discuss brownfields projects and brainstorm redevelopment initiatives with the Jordan Valley Advisory Committee (JVAC). A West Central Neighborhood representative attends these meetings and the Coordinator meets with neighborhoods, stakeholders, and developers to solicit input and update residents on Brownfields activities and progress on plan implementation. A **large public meeting focusing on The Integrated Plan for the Environment is planned for Spring 2017** and will involve visual preference surveys and public comment on the Plan including Brownfields. Leading up to meetings, outreach will help to generate grassroots involvement among a variety of people in a “non-governmental” style. This will include the use of social media, public art, contests, custom project logos, and special materials and exhibits at community events. Engagement for the Northwest Springfield Zone 1 Blitz included “listening tours,” public meetings (recent meeting had over 100 attendees), progress reports, a website, and facebook page. The principle of this engagement are to work **alongside** the community, rather than imposing projects or actions onto the neighborhoods or present as if “we” are trying to help “them.” Our focus will be **resident-centric**, meaning that every decision will take into account the wants and needs of the residents first and foremost. We will focus on **systemic**, sustainable change. We will recruit/create **new leaders** in the community. We will **measure** and publicize results. We will find ways to **incentivize** participation (through education and/or \$) The **College Street Corridor Plan in 2012 involved over 20 public meetings** in which ~ 20 participants regularly attended to shape the plan. Regular visioning, implementation, and fundraising efforts are underway. A large-scale community engagement effort was undertaken to develop “*A Vision for Jordan Valley*” where **over 4,000 citizens participated over a nine month long multi faceted input process** to provide recommendations for redevelopment in Jordan Valley. Recommendations were used to update the *Jordan Valley Concept Plan most recently updated and adopted in 2014*. Planning was completed in cooperation with JVAC and adopted by Planning and Zoning Commission and City Council. The Brownfields webpage is updated regularly with input opportunities, surveys, and project fact sheets. Presentations, brochures,

photos, meeting agendas, and input events have been and will continue to be distributed to the public via the Public Information Office. In addition, JVAC holds open public meetings, posted with the City Clerk, and discusses brownfields projects and planning initiatives.

ii. Communicating Progress: Project fact sheets for specific properties are distributed to community groups including the West Central Neighborhood, at regular meetings. This provides the neighborhood with opportunities to comment on assessments, cleanup and reuse, and will continue to be updated and distributed. Key staff will give presentations on Brownfields Program progress. The City will post engagement opportunities on the website and send press releases following award notification. Brownfields Stakeholder Groups including the Jordan Valley Advisory Committee will continue to be the primary vehicles for communicating with the target community about assessments, cleanup and reuse planning. These groups include representatives of neighborhood organizations, universities, non-profit organizations, lenders, businesses, developers and community activists. The City also works regularly with these stakeholders individually through the course of business and by attending monthly board meetings. Regular communication (and meeting attendance) is held with the Downtown Springfield Association, Ozark Greenways, West Central Neighborhood, Sherman Avenue Project Area Committee, and others working through redevelopment issues in the area. The role of these groups is to promote brownfields partnerships, gather input, help distribute information to the larger community, and gather ideas to enhance and advance projects. Individual representatives of all these groups have open communication with the Brownfields Committee and do not hesitate to communicate informally and send ideas. **The Brownfields Program does not stand alone, but is woven together with center city redevelopment groups, and works in concert with Missouri Department of Natural Resources to ensure environmental activities are conducted appropriately.** A list of community-based organizations involved in this project is below. If this grant is funded, the above methods will continue to be utilized to involve the community. The public will also be able to provide additional input on assessments, cleanup plans and shape redevelopment activities taking place in their area. Feedback will be accepted via website, community organizations, public meetings, and by phone, and modifications or clarification will be made where applicable.

b. **Partnerships with Government Agencies** i. Local/State/Tribal Environmental Authority
The City has formed vital partnerships with the Missouri Department of Natural Resources (MDNR). The City has taken several properties through the MDNR Voluntary Cleanup Program (VCP) successfully achieving closure, and has several active sites enrolled and through communications with the BVCP Project Manager is confident that closures will be achieved on current and future sites. The City has partnered with MDNR to use their Targeted Assessment Program. The City recently participated at DNR's request in a pilot project to creating an interdepartmental and interagency web-based information sharing program to serve as a test case and pilot before creating a state wide program. The City also partnered with the Corps of Engineers on a stormwater study within the target area as described in previous sections. EPA Region 7 has provided technical assistance to complete 21 additional assessments along the Jordan Creek through the Targeted Assessment Program to provide vital and time sensitive assessments needed to complete the study and begin project design. EPA Region 7 and the City have formed a highly successful partnership through this program and the City relies heavily on the expertise of project managers who are involved in attending periodic project meetings for the Corps Study and other large scale brownfields related projects. ii. Other Government Partnerships: The Brownfields Team works closely with the Springfield Greene-County Health

Department to ensure a reduction of threats to human health and welfare of identified sensitive populations. This relationship is established. Ongoing communications will occur over the duration of the project. The Health Department will also assist with monitoring as necessary around the sites and provide clearance when needed. They also monitor air quality. The Brownfields Coordinator gains input from the Environmental Advisory Board to keep in touch with the environmental community on important issues being discussed. Kansas State University's TAB Program has provided technical assistance to the program, reviewing reports and most recently working with the City staff and community to develop a landscape plan for a former railyard to be used following cleanup to re-vegetate using low maintenance native grasses and creation of a large wetland. The City will continue to work with the local Health Department, Region 7 EPA, the MDNR, and Corps of Engineers on activities under this grant and beyond. The Brownfields Coordinator works closely with Workforce Development to encourage the employment of local qualified talent on brownfields cleanups and redevelopment projects. A recent cleanup utilizing an EPA Grant put three previously unemployed workers back to work for a full year, and the contractor was a Section 3 (disadvantaged) company, making a tremendous impact on that small business. This grant would allow us to continue opening doors for these members in our community.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: Below is a list of community-based organizations involved in the Brownfields Program from a grass roots effort. They play integral roles in brownfields redevelopment strategies and cleanup plans and have participated in reviewing this application. *Letters of support attached.*

- Jordan Valley Advisory Committee: Aaron Lowery, Chair, (417)-832-3094. JVAC advises in developing Jordan Valley. Their role is to review plans, accept public input, and make recommendations. This committee hosts public input opportunities with focused efforts on brownfields projects. JVAC will continue to provide feedback on site selection, workplans, cleanup plans, and communicate with staff, Planning and Zoning, and City Council.
- Ozark Greenways Inc.: Terry Whaley, Executive Director, (417) 864-2014. The mission is “*To enhance and preserve the Ozarks’ Natural Heritage.*” Greenway trails are planned through the target area crossing multiple brownfields sites as part of the adopted plan, so this grant is of special importance to this group. Greenways reviews plans, assists with outreach, and offers technical assistance. They are especially capable of organizing volunteers for trail construction, planting native trees, and maintenance of trails post-assessment/cleanup.
- Downtown Springfield Association (DSA): Rusty Worley, Executive Director (417) 831-6200. DSA is a non-profit community development corporation that provides services to strengthen the economic vitality of Springfield’s historic downtown. DSA will assist community engagement including posting information on their website and in the facilitation of the redevelopment of brownfields sites post cleanup as well as promoting the program to brownfields developers and recruiting investors for the target area.
- Community Foundation of the Ozarks (CFO): Brian Fogle, President and CEO, (417) 864-6199. CFO is a public foundation serving the Ozarks whose mission is to enhance the quality of life in our regions through resource development, community grant making, collaboration, and public leadership. CFO has partnered with funding on Brownfields redevelopment projects.
- West Central Neighborhood Alliance (WCNA): Kathleen Cowden, President, (417) 831-6200. WCNA aims to promote pride and awareness in the residents of our downtown community; encourages the ideals of an affordable, desirable and diverse neighborhood; and supports quality

business growth and work to assist our fellow residents either by representation or education toward resolution of concerns. The neighborhood is ready to assist with outreach and input.

- Sherman Avenue Project Area Committee, Inc: Ron Conway, Chairman (417) 865-1203. Sherman Avenue is a minority neighborhood-based affordable housing provider located within center city near blighted districts and railroad property. They will continue to be a partner to assess brownfield properties in their neighborhood and convert them to affordable housing.

ii. Letters of Commitment: *Letters of Commitment are attached.*

d. Partnership with Workforce Development Programs Springfield's Workforce Development received its first EPA Job Training Grant in 2016 and starts training in January 2017. Local consultants have committed to hiring graduates and putting them to work on Brownfields sites as field technicians and remediation specialists. The Coordinator is on the grant Advisory Board and collaborates with them on projects to maximize grant effectiveness and individual projects benefits to ensure the greatest combined benefit.

4. Project Benefits **a. Welfare, Environmental and Public Health Benefits:** This grant will be used to reduce the threat of brownfields in our community and improve health and quality of life. The target area includes a former industrial corridor built along the Jordan Creek waterway and a large concentration of brownfields as well as the West Central neighborhood. The Springfield/Greene County Comprehensive Plan sets forth goals for preserving and improving the natural and built environment, protecting the health of its residents and visitors; and promoting building practices that protect the natural and built environment. By eliminating threats to human health and the environment, by conducting assessments, cleanups and redeveloping brownfields within the context of community master plans, we will fulfill a needed objective set forth by the people of Springfield Greene County and the EPA. Reducing brownfields is essential to protecting the safety of life of all living things. **Assessments will be concentrated along the creek** in the corridor/stream buffer and watershed to help implement an **environmentally sound alternative stormwater management system that returns the stream to its natural character and remove 150 acres from the floodplain post assessments/cleanup** in this area at high-risk for groundwater contamination. To curb the threat of obesity, we will create **opportunities for exercise within walking distance of schools**, residential, and activity centers by building trail along Jordan Creek connecting to other trails, bike routes, and school routes located in the immediate vicinity. Exercise opportunities will be increased by adding green space. The highest percentage of structures built before 1940 are in the target area and many contain lead paint. **Clean up of lead contaminated sites** in an appropriate manner will make the community safer for young children. Investment in housing will increase. Lead paint has been found in most Brownfield structures previously assessed and will be abated during cleanups. Few local opportunities exist for hands-on environmental education in Springfield, but this grant will further project goals to provide a natural riparian corridor, bird watching, butterfly gardens, wildflower and native vegetation for students of all levels to learn and experience the environment with interpretive signage along the Jordan Creek trail. In addition, mental health will be improved through contact with nature in the heart of the city where it currently does not exist. Valuable greenspace is being lost in Greene County due to sprawl. The county grew at a rate of 14.5% from 2000 to 2010, while within the city limits the growth was 5.2%. Reduction in urban sprawl is a top priority for citizens. Land preservation can be achieved by assessment/reuse of brownfields in center city. Reuse of existing vacant buildings and infrastructure to reduce negative impacts of sprawl, i.e. loss of farm land, air pollution from commuting, high impervious

surface ratio, water quality, and human health. Sustainable development concepts are recommended within the College Street Corridor/Route 66 Plan. Progress includes planting rain gardens and a new City Utilities Bus Transfer Facility located in the corridor. Center City revitalization is a City Council Priority and focus of multiple planning initiatives, as is the Zone 1 (Northwest Springfield) Blitz. For this reason, assessments are targeted here. Stormwater from two watersheds (approximately a third of the city) will be redirected to its natural flow along Jordan Creek. The creek running through the target area was placed in an enclosed concrete stormwater culvert during the 1930's and has been polluted by adjacent properties (some feet from the creek) constructed before there were regulations to control pollution runoff and floodplain development. Restoration will feature a restored aboveground sloping streambank, native trees, grasses, wetlands, and bike and walking trails connecting to other areas of the community. As described earlier, water quality improvements are a great need in our community and Brownfields assessments will protect our groundwater and drinking water supply for the community at large. These **Brownfield assessments will be a piece of the puzzle to ensure environmentally sound projects** consistent with these plans and will unlock these sites for transformation into sustainable community assets.

b. Economic and Community Benefits Assessment activities to be carried out with this grant would complement the community based plans previously described. Within the target area the plan is for a “civic park” designed for the community as a central gathering place that would include historic preservation, one-of-a-kind community facilities, greenspace and be the “economic engine for center city.” The entire corridor was once the economic hub of the community with historic land uses that included agricultural mills, lumber and coal yards, metalworking and electroplating facilities, gas and electric companies, and painting and printing shops. The assessments will make way for plan implementation to restore the area to a new vitality and put vacant blighted properties back into economic use as commercial spaces, live-work developments, office, and multi-family housing as well as the greenspace described in the previous section related to the Jordan Valley creek renewal project. Hundreds of new jobs are estimated to be produced as part of the environmental cleanups, design and construction, purchase of materials for development, and permanent job creation as part of the final site development and maintenance. Springfield has suffered from extensive flooding issues exasperated in recent years from the increase in impervious surfaces as well as record rain falls. **The Corps study indicates this target area is THE location to increase flood capacity** forcing the City to deal with properties out of necessity. These assessments would allow the Corps project to take place. **The Corps estimated over \$50M in damages could be avoided with this flood control project. Potential economic benefits could be significant. The project could take over 100 acres and numerous commercial/industrial buildings out of the floodplain.** Due to overwhelming community support for new greenspace, rather than build utilitarian looking retention/detention basins we have instead has taken on the more challenging task of restoring Jordan Creek to a more natural, open riparian corridor and drainage system. This would be achieved by opening or “daylighting” the underground channel (which currently runs primarily in underground box culverts), widening the channel to provide overflow capacity, planting native trees and vegetation, and adding trails. A portion of the flow would be routed through a wetlands/detention basin system in West Meadows. This amenity would enhance water quality, reduce flooding, restore habitat, and create new recreational and educational opportunities. Springfield is instilling community-wide the concept of “green & sustainable” development to break the Brownfield cycle, and this grant will be an example of this philosophy.

5. Programmatic Capability and Past Performance

a. b. Audit Findings: Spring 2008, a State audit listed findings for loan programs (but did not list any Brownfields Program findings). The following is a summary of recommendations:

Recommendation: *Ensure differences in loan account balances reported by the loan software system, the manual records, and the city's general ledger are investigated and explained.*

Recommendation: *Ensure access to specific computer programs/data files is restricted to authorized individuals and implement procedures to monitor adjustments made to loan balances.*

The City has since **followed these recommendations by implementing new software that addresses all of the auditors' concerns about the accounting system.**

In June 2008, HUD conducted a "monitoring" of City programs which listed findings that have since been corrected to HUD standards. Although not an actual audit, HUD reviewed environmental programs, including Brownfields, which was noted as a positive contribution to environmental quality for the City and did not warrant any findings. EPA conducted a program Brownfields Program review in August 2010 that resulted in positive feedback with no adverse findings. **There have been no adverse audit findings related to Brownfields.**

b. Programmatic Capacity: The Economic Development Incentives Policy Manual adopted by City Council in 2011, and revised in 2014, establishes policy for carrying out Brownfields assessments. The Brownfields Committee, appointed by the Director of Planning and Development, meets weekly, as needed, to discuss progress towards grant objectives and the status of assessments. Project leadership is expected to remain in place throughout the grant period, but in the event of staff changes, a replacement will be appointed by the Planning Director based on expertise needed. The Policy Manual describes the process for a private entity to apply for assistance and the Criteria for Use of Funds. The Brownfields Coordinator is a Senior Planner position with 15 years of community planning experience and 10 years experience with Brownfields and other grant management; and has managed assessments on over 200 properties, and a dozen cleanups. The Coordinator is responsible for project management and utilizes a team approach with various departments and staff expertise. Regular Committee meetings include the City's Economic Development Director, Environmental Engineer, Assistant City Attorney (as needed), Development Economist (licensed in real estate), and Loan Officer (City redevelopment loans often follow assessments). **The Brownfields Team has a combined 140+ years of experience.** The Committee coordinates with City departments including Public Works, Public Information (for outreach), Geographic Information Systems, Health, and others. Committee members also administer the HUD CDBG programs, and have extensive experience with federal grants, community development financing, reporting and close-out procedures. The City's CDBG program has received several awards from HUD and **the Brownfields Program leverages resources and incentives from HUD programs whenever possible creating a winning partnership.** Staff has received brownfields training over the years. Committee members have attended numerous Brownfields National Conferences since 2002 including the most recent 2015 Conference. The Brownfields Coordinator participated in the week-long "Nuts and Bolts" training hosted by Region 7 three years in a row, completed EPA RLF training in Minneapolis, and attended a Program Marketing course and an Economic Development Strategic Planning course held by the International Economic Development Council (IEDC). This training is invaluable to increase knowledge of best practices to apply to Brownfields redevelopment, community outreach, and to improve the overall program effectiveness. The Brownfields Team will participate in future National Brownfields Conferences and necessary training recommended

by EPA and specific to implementation of this grant and continual success of the program. **In August 2016, EPA Regional Administrator Mark Hague, held a Press Conference in Springfield highlighting the success of our Brownfields Program** and visiting successful sites. Springfield received the 2002 Phoenix Award for the successful redevelopment of the first phase of Jordan Valley Park, in 2005 received the EPA Region 7 Partnership Award, and at the 2008 National Conference received the Award for the Sustainable Redevelopment of Communities presented by EPA Region 7, and in 2009 was selected as one of 16 communities to participate in the National EPA Sustainability Pilot project. **Springfield has a solid track record of managing Federal funds.** The City has never been required to comply with special “high risk” terms and conditions. As described above, there is a thriving history of successfully managing federal funds. The Department of Planning and Development, the same department responsible for this grant, has successfully operated \$70 million in Community Development Block Grant funds since the program’s inception in 1975. In 1984 the department began managing a Loan Program which today boasts a \$40 million portfolio. The same conscientious team-based model that’s made our programs successful thus far will be used to manage this grant.

c. Measuring Environmental Results: The City has systems, processes and procedures in place to ensure projects are properly tracked and reported. The Coordinator will maintain data for tracking outputs under this grant and facilitate weekly meetings and gather outcome data from various sources. For example, the Public Information Office tracks number of hits to the website each quarter, while the Loan Officer tracks job creation and funding leveraged for property acquisition and redevelopment through our loan programs. The Coordinator keeps a master list of properties, their status, and relevant data for ACRES reporting. Currently email request are made for private redevelopment expenditures, jobs created, etc. and there is a good track record of obtaining this information. We will continue to work with community organizations to track and measure progress that is meaningful to them. **d. Past Performance and Accomplishments**

1. Accomplishments: The City has over-performed work plan projections on all previous grants. The most recent assessment grant had a goal of 20 Phase I’s and 20 Phase II’s; we completed 56 Phase I’s and 30 Phase II’s. Cleanup plans were prepared for three sites. Leveraging was estimated at \$67 million and is **on track to exceed \$133 million under this grant alone!** All assessment activities have helped facilitate property transactions and/or cleanup and redevelopment. Of properties assessed **under the current grant, three have completed cleanups, 17 are in the cleanup planning stages, and redevelopment is underway on dozens more.** Springfield’s Brownfields Program accomplishments are a source of pride for neighborhoods, developers, city staff, and scores of community groups. **2. Compliance with Grant Requirements:** Springfield received its first EPA Job Training grant in 2016, and has received assessment grants (most recent 2013), cleanup grants (three in 2011) and RLF (\$500,000 in 2016). For all grants, staff submitted quarterly and financial reports in a timely manner and met all grant requirements. In September 2012, EPA conducted reviews of the RLF and Assessment grants. In August 2010 EPA conducted a full program review. Reviews documented **exemplary findings of grant management practices.** In August 2017 the current Assessment grant expires. ~\$30,000 remains in this fund. Deliverables have been recorded in ACRES. **Assessment funds will be entirely depleted after the first of the year.** This grant required a time extension due to upfront time spent procuring environmental consultants. Demand for assessments remains high in support of community initiatives. All grants have complied with work plan schedules, terms and conditions, and closeout requirements. **Springfield is a mentor to other grantees in the region for grant management practices.**

Appendix 3
Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Springfield, Missouri

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 7: Coordinated Public Funding for Brownfields

Page Number(s): 4, 5, 8, 9, 12, 14, 15

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X 8
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy	



Jeremiah W. (Jay) Nixon, Governor • Harry D. Bozoian, Director

DEPARTMENT OF NATURAL RESOURCES

dnr.mo.gov

November 29, 2016

Ms. Olivia Hough
City of Springfield
840 N. Boonville Ave
Springfield, MO 65801

RE: Small Business Liability Relief and Brownfields Revitalization Act (Act)
Environmental Protection Agency (EPA) Grants

Dear Ms. Hough:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for funding by the City of Springfield as authorized under the above-referenced Act. I further understand and acknowledge that, if successful in its grant application, the City of Springfield or any of its constituent agencies or agents intends to utilize such funds for eligible purposes pursuant to the above-referenced Act.

The City of Springfield is applying for a \$300,000 (\$150,000 Petroleum and \$150,000 Hazardous Substance) Community-wide Assessment grant. If awarded, the project would provide resources for the City of Springfield to conduct city-wide assessment activities on brownfield sites potentially impacted by either petroleum or hazardous substances.

We expect the City of Springfield to enroll the site(s) in the Brownfields/Voluntary Cleanup Program (BVCP), and receive the benefits of the program. Of course, we require that each site enroll separately in the BVCP. Nothing in this letter should be construed as automatic acceptance of the sites; standard enrollment procedures still apply.

Sincerely,

HAZARDOUS WASTE PROGRAM

G. Scott Huckstep, Chief
Brownfields/Voluntary Cleanup Section

Cc: Catherine Jones, MDNR-BVCP

GSH:sc

Sherman Avenue Project Area Committee, Inc.

PO Box 6317; Springfield, Missouri 65801
"A Neighborhood Non-Profit Organization"

Ron Conway, Chairman
Gwen Marshall, Vice Chairperson
Garland Adams, Secretary
Paul Lawrence, Treasurer
Brad Rozell
William Conway
Carson Elliff, Legal Counsel

December 6, 2016



Olivia Hough
City of Springfield Brownfields Program
840 Boonville
Springfield MO 65802

Re: Support for 2017 EPA Brownfields Assessment Grant Application

Dear Ms. Hough,

As a minority neighborhood based affordable housing provider, we have worked to create 32 quality affordable homes by partnering with programs including the EPA Brownfields program for assessments and cleanups, the HUD Housing loans for acquisition and redevelopment, local universities, and many other community volunteers and funding partners. We feel it is very important to identify and remediate environmental justice issues created by Brownfields in our neighborhood. A recently completed gut-rehabilitation at 1130 N Sherman received EPA Brownfields Assistance through the City under assessment and RLF, and is now a home for an income qualifying young minority family with a baby, who now lives in their first "non-apartment" home and can raise their baby in a safe and family friendly environment. The occupants couldn't be happier and more appreciative of EPA, HUD, and all the people who helped make their home possible. We are committed to continuing our partnership with the City's Brownfields program under this new grant to assess and cleanup properties to create quality affordable housing for those in need while removing blight and improving our neighborhood.

For this reason, the Sherman Avenue Project Area Committee extends its passionate support for the Springfield Brownfield's application. We anticipate being able to create five to six new homes on Brownfields sites under this grant leveraging nearly \$1 million in funding from our organization and partners. Our neighborhood is located in the center city near many historically industrial and commercial uses particularly surrounding the BNSF rail line that bisects our neighborhood. Historic Commercial Street, a recently blighted district, is our northern boundary and is also located along a rail corridor. Our organization is committed to redeveloping our neighborhood while creating sustainable "green" affordable housing for residents. Recent projects are Energy Star certified. With the help of this grant, environmental issues can be identified early in the process. If this grant is successful, assessments in our area will help improve the quality of life for our residents while providing affordable housing opportunities for many families. With EPA's assistance our community will have a valuable chance to improve environmental justice.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Conway".

Ron Conway, Chairman
Sherman Avenue Project Area Committee, LLC



December 12, 2016

Dear Ms. Hough,

Subject: EPA Brownfields Community-wide Assessment Grant Proposal

City of Springfield, Missouri
840 Boonville Avenue
Springfield, MO 65801
417 864-1037
Fax: 417 864-1030

Advisory Committee:

Aaron Lowrey, Chair
Rusty Worley, Vice Chair
Paula Adams
Rob Baird
David Eslick
Joe Fearn
Leslie Forester
Howard Garrett
Carolyn Gerdes
Jan Horton
Ken Knauer
Barbara Lucks
Charles Mahaffey
Jennifer McClure
Wally Munden
Brook Miller
Wally Mundun
Paul Parker
Rob Rector
Tim Shryack
Terry Whaley

"Make no little plans.

***They have no magic to
stir men's blood...."***

- Daniel Burnham

I am writing on behalf of the Jordan Valley Advisory Committee (JVAC) to express my support for the City of Springfield's Brownfields Community-wide Assessment Grant proposal. The City's Brownfields Program has already made a lasting contribution to the redevelopment of the Jordan Valley Area in harmony with the community's vision stated in the Jordan Valley Concept Plan. Environmental assessments have paved the way for acquisitions and cleanups for park space and other amenities such as Hammons Field (AA baseball stadium), an Ice Park, trails, green space, and multiple private redevelopments. Our committee is extremely committed to the revitalization of the future Jordan Valley West Meadows, Historic Route 66 and the Renew Jordan Creek project. With the assistance of this EPA grant, brownfields sites in these areas will one day be the home to the restored Jordan Creek, storm water improvements, greenway trails connecting the west end of Jordan Valley to the existing activities on the east and to the rest of the city, and provide green spaces and other amenities for all citizens to enjoy right in the heart of Springfield.

The JVAC advises in planning and developing with the Jordan Valley Area and our role includes, reviewing plans, accepting and initiating public input, and to make recommendations to City Staff, Planning and Zoning and City Council. JVAC has 23 members representing businesses and community groups and holds open public meetings throughout the year where brownfields assessments, cleanup planning, and redevelopment plans for specific projects are presented for input and discussed.

During our work related to Jordan Valley we have been struck by the severity of the impacts that individual brownfields sites can have within our planning area. The Jordan Valley Concept Plan recommends continuing the Brownfields Program as part of the ongoing redevelopment within this area. Eliminating brownfields through assessments, cleanup, and redevelopment for public amenities and economic development has an unquestionable positive impact on the entire community.

Our members actively participate in meetings, tours, and events related to brownfields projects. If this application is successful, we will continue to partner with the city as a primary community contact, provide input, recommend priority sites, review Cleanup plans and alternatives, and help disseminate information throughout the community.

Sincerely,

Aaron M. Lowrey
Chair, Jordan Valley Advisory Committee

December 8, 2016

Dear Ms Hough:

This letter is in strong support of the City of Springfield Community Wide Assessment Grant application. As a local brownfields developer, I have worked with the City's Brownfields program for over a decade to repurpose dozens of formerly blighted brownfields properties in the downtown area which are now in productive economic use as loft housing, retail, and office spaces. Most recently I utilized the program to assess an abandon historic school building in northwest Springfield that sat vacant for many years. Assessments under the EPA Brownfields program identified lead paint and other hazardous materials to be properly addressed prior to remodeling work. This program helps by removing uncertainties, and ensures compliance with All Appropriate Inquiry prior to purchase on many properties that have been avoided for years due to the risk involved and complications from the stigma of environmental threats. The assessments are an attractive incentive to promote investment in brownfield properties without upfront risk and costs on these often complicated sites. In addition, I have partnered to utilize HUD Loan financing, State of Missouri Historic Tax Credits, and with other local programs to leverage new investment, create jobs, quality housing, and save properties from deterioration.

If this new assessment grant is awarded, I will continue to work with the City towards redevelopment of local brownfields. I am particularly interested in pursuing historic renovations in the center city. I feel this area has many remaining opportunities for redevelopment and infill development. I estimate that I could redevelop up to eight properties in cooperation with the City's EPA funded assessment program in the next three years and contribute substantial cleanup and redevelopment leveraging estimated to exceed \$10 million.

If you have any questions or want to discuss any current or potential projects, please feel free to contact me at (417) 831-2676.

Sincerely,



Jason Murray
Palacio Properties, LLC



2015-2016 Board of Directors

Mike Chiles
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Abbe Ehlers
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Bryan Vincent

Staff

Terry Whaley
Executive Director

Lori Tack
Program Coordinator

Mary Kromrey
Outreach & Development

National Recreation Trails

Frisco Highline Trail

Galloway Creek Greenway

South Creek Greenway

December 19, 2016

TO: City of Springfield, Mo

FR: Ozark Greenways, Inc.

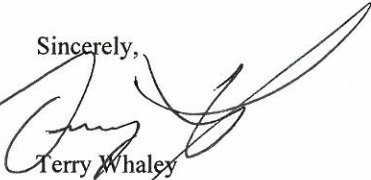
Re: Application for EPA Brownfields Community-wide Assessment Grant

On behalf of Ozark Greenways Board of Directors and our membership I am pleased to submit this letter of support for the City of Springfield's application to the Environmental Protection Agency for Community-wide assessment funding through the National Brownfields Program. This initiative fits well into the Mission of Ozark Greenways which is *"To enhance and preserve the Ozarks' Natural Heritage."*

The brownfields program target area within the center city offers a tremendous opportunity to enhance the quality of life for neighborhood residents by adding sustainable greenspace amenities with trail connections to activities and parks in Springfield and the region. Ozark Greenways has and is currently partnering with the City to construct greenway trails on redeveloped brownfields at an estimated cost share of over \$3 million. If this grant is awarded, assessments within the target area, particularly along the Jordan Creek would leverage an additional \$4 million in trail construction to complete connections through center city along the renewed stream and connect to existing trail segments around the community. These assessments would instigate positive change and redevelopment that complements the public/ private investment in trails and greenspace within the City and County.

For these reasons the Ozark Greenways supports this grant proposal and will be a partner in the final property redevelopment plans and review applicable cleanup plans to be undertaken with this grant and offer technical and ecological assistance as needed to enhance brownfields redevelopment projects.

Sincerely,


Terry Whaley
Executive Director
Ozark Greenways





Downtown
Springfield
Association

December 19, 2016

Olivia Hough
City of Springfield, Brownfields Coordinator
840 Boonville Avenue
Springfield MO 65802

Re: Community-Wide Assessment Grant

To the Environmental Protection Agency:

The Downtown Springfield Association cultivates and sustains a vibrant business community of 120 members represented by a balance of retail, professional, service, dining and entertainment entrepreneurs. DSA offers its support for the City of Springfield's Community-Wide Assessment Grant.

Over \$500 million has been invested in Downtown in the past 20 years to create over 800 loft apartments, thousands of square feet for offices and Missouri State University programs, and dozens of new restaurants and retailers. However, many environmental issues continue to exist in former rail yards, a large active metal scrap yard, and various brownfields sites that pepper the perimeter of our mixed-use redevelopment area.

DSA has and will continue to work with the City of Springfield to create strategic plans for the IDEA Commons, Renew Jordan Creek, and other key areas throughout our Downtown that put brownfields sites back into use. **Recently we helped EPA Region 7 create an informational video about brownfields work in Center City to show other communities the positives benefits of the program.** This partnership with the City and EPA has worked well for us and we will continue to be a partner in this program going forward.

We look forward to enjoying the fruits of the brownfields efforts that will continue to make our stores, offices, and lofts safer and more attractive places to live, work, and play. Please let us know if we can assist in any way.

Thank you for all the EPA has done to invest in the future of the Springfield community!

Raymond "Rusty" Worley
Executive Director
Downtown Springfield Association

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 7th

* b. Program/Project 7th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 06/01/2017

* b. End Date: 05/31/2019 20 C.H.

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	
* c. State	
* d. Local	0.00
* e. Other	
* f. Program Income	
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Greg

Middle Name:

* Last Name: Burris

Suffix:

* Title: City Manager

* Telephone Number: 417-864-1001 Fax Number: 417864-1912

* Email: gburris@springfieldmo.gov

* Signature of Authorized Representative:



* Date Signed: 07/27/2016

12/19/16

BUDGET INFORMATION - Non-Construction Programs

OMB Approval No. 0348-0044

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1.		\$	\$	\$	\$	\$
2.						
3.						
4.						
5. Totals		\$	\$	\$	\$	\$

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
a. Personnel	\$	\$	\$	\$	\$
b. Fringe Benefits					
c. Travel					
d. Equipment					
e. Supplies					
f. Contractual					
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)					
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	\$	\$	\$	\$	\$
7. Program Income	\$	\$	\$	\$	\$

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SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8.	\$	\$	\$	\$
9.				
10.				
11.				
12. TOTAL <i>(sum of lines 8-11)</i>	\$	\$	\$	\$

SECTION D - FORECASTED CASH NEEDS

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$	\$	\$	\$	\$
14. Non-Federal					
15. TOTAL <i>(sum of lines 13 and 14)</i>	\$	\$	\$	\$	\$

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program	FUTURE FUNDING PERIODS (Years)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16.	\$	\$	\$	\$
17.				
18.				
19.				
20. TOTAL <i>(sum of lines 16-19)</i>	\$	\$	\$	\$

SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges:	22. Indirect Charges:
23. Remarks:	

INSTRUCTIONS FOR THE SF-424A

Public reporting burden for this collection of information is estimated to average 180 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0044), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

General Instructions

This form is designed so that application can be made for funds from one or more grant programs. In preparing the budget, adhere to any existing Federal grantor agency guidelines which prescribe how and whether budgeted amounts should be separately shown for different functions or activities within the program. For some programs, grantor agencies may require budgets to be separately shown by function or activity. For other programs, grantor agencies may require a breakdown by function or activity. Sections A, B, C, and D should include budget estimates for the whole project except when applying for assistance which requires Federal authorization in annual or other funding period increments. In the latter case, Sections A, B, C, and D should provide the budget for the first budget period (usually a year) and Section E should present the need for Federal assistance in the subsequent budget periods. All applications should contain a breakdown by the object class categories shown in Lines a-k of Section B.

Section A. Budget Summary Lines 1-4 Columns (a) and (b)

For applications pertaining to a *single* Federal grant program (Federal Domestic Assistance Catalog number) and *not requiring* a functional or activity breakdown, enter on Line 1 under Column (a) the Catalog program title and the Catalog number in Column (b).

For applications pertaining to a *single* program *requiring* budget amounts by multiple functions or activities, enter the name of each activity or function on each line in Column (a), and enter the Catalog number in Column (b). For applications pertaining to multiple programs where none of the programs require a breakdown by function or activity, enter the Catalog program title on each line in *Column* (a) and the respective Catalog number on each line in Column (b).

For applications pertaining to *multiple* programs where one or more programs *require* a breakdown by function or activity, prepare a separate sheet for each program requiring the breakdown. Additional sheets should be used when one form does not provide adequate space for all breakdown of data required. However, when more than one sheet is used, the first page should provide the summary totals by programs.

Lines 1-4, Columns (c) through (g)

For new applications, leave Column (c) and (d) blank. For each line entry in Columns (a) and (b), enter in Columns (e), (f), and (g) the appropriate amounts of funds needed to support the project for the first funding period (usually a year).

For continuing grant program applications, submit these forms before the end of each funding period as required by the grantor agency. Enter in Columns (c) and (d) the estimated amounts of funds which will remain unobligated at the end of the grant funding period only if the Federal grantor agency instructions provide for this. Otherwise, leave these columns blank. Enter in columns (e) and (f) the amounts of funds needed for the upcoming period. The amount(s) in Column (g) should be the sum of amounts in Columns (e) and (f).

For supplemental grants and changes to existing grants, do not use Columns (c) and (d). Enter in Column (e) the amount of the increase or decrease of Federal funds and enter in Column (f) the amount of the increase or decrease of non-Federal funds. In Column (g) enter the new total budgeted amount (Federal and non-Federal) which includes the total previous authorized budgeted amounts plus or minus, as appropriate, the amounts shown in Columns (e) and (f). The amount(s) in Column (g) should not equal the sum of amounts in Columns (e) and (f).

Line 5 - Show the totals for all columns used.

Section B Budget Categories

In the column headings (1) through (4), enter the titles of the same programs, functions, and activities shown on Lines 1-4, Column (a), Section A. When additional sheets are prepared for Section A, provide similar column headings on each sheet. For each program, function or activity, fill in the total requirements for funds (both Federal and non-Federal) by object class categories.

Line 6a-i - Show the totals of Lines 6a to 6h in each column.

Line 6j - Show the amount of indirect cost.

Line 6k - Enter the total of amounts on Lines 6i and 6j. For all applications for new grants and continuation grants the total amount in column (5), Line 6k, should be the same as the total amount shown in Section A, Column (g), Line 5. For supplemental grants and changes to grants, the total amount of the increase or decrease as shown in Columns (1)-(4), Line 6k should be the same as the sum of the amounts in Section A, Columns (e) and (f) on Line 5.

Line 7 - Enter the estimated amount of income, if any, expected to be generated from this project. Do not add or subtract this amount from the total project amount, Show under the program

INSTRUCTIONS FOR THE SF-424A (continued)

narrative statement the nature and source of income. The estimated amount of program income may be considered by the Federal grantor agency in determining the total amount of the grant.

Section C. Non-Federal Resources

Lines 8-11 Enter amounts of non-Federal resources that will be used on the grant. If in-kind contributions are included, provide a brief explanation on a separate sheet.

Column (a) - Enter the program titles identical to Column (a), Section A. A breakdown by function or activity is not necessary.

Column (b) - Enter the contribution to be made by the applicant.

Column (c) - Enter the amount of the State's cash and in-kind contribution if the applicant is not a State or State agency. Applicants which are a State or State agencies should leave this column blank.

Column (d) - Enter the amount of cash and in-kind contributions to be made from all other sources.

Column (e) - Enter totals of Columns (b), (c), and (d).

Line 12 - Enter the total for each of Columns (b)-(e). The amount in Column (e) should be equal to the amount on Line 5, Column (f), Section A.

Section D. Forecasted Cash Needs

Line 13 - Enter the amount of cash needed by quarter from the grantor agency during the first year.

Line 14 - Enter the amount of cash from all other sources needed by quarter during the first year.

Line 15 - Enter the totals of amounts on Lines 13 and 14.

Section E. Budget Estimates of Federal Funds Needed for Balance of the Project

Lines 16-19 - Enter in Column (a) the same grant program titles shown in Column (a), Section A. A breakdown by function or activity is not necessary. For new applications and continuation grant applications, enter in the proper columns amounts of Federal funds which will be needed to complete the program or project over the succeeding funding periods (usually in years). This section need not be completed for revisions (amendments, changes, or supplements) to funds for the current year of existing grants.

If more than four lines are needed to list the program titles, submit additional schedules as necessary.

Line 20 - Enter the total for each of the Columns (b)-(e). When additional schedules are prepared for this Section, annotate accordingly and show the overall totals on this line.

Section F. Other Budget Information

Line 21 - Use this space to explain amounts for individual direct object class cost categories that may appear to be out of the ordinary or to explain the details as required by the Federal grantor agency.

Line 22 - Enter the type of indirect rate (provisional, predetermined, final or fixed) that will be in effect during the funding period, the estimated amount of the base to which the rate is applied, and the total indirect expense.

Line 23 - Provide any other explanations or comments deemed necessary.